

**Request for Proposals 2013 (2)  
(RFP)**

**For the**

**Redevelopment of**

**Freeport Plaza West**

**Located on Sunrise Highway  
(Sec. 55 Blk. 289)**

**In the**

**Village of Freeport, New York**

**Issued by**

**The Village of Freeport  
and**

**The Freeport Community Development Agency**

**Dated**

**October 17, 2013**

## **Freeport Plaza West Request for Proposals**

### **Introduction**

The Village of Freeport and the Freeport Community Development Agency (FCDA) (hereafter known as the Sponsors) has been working on a potential redevelopment project on Sunrise Highway for the past several years. In anticipation of an improving economy the Sponsors are seeking fresh proposals for the redevelopment of this site.

On February 13, 2013 the Sponsors published a Request for Qualifications RFQ, for qualified developers for the subject project, two developers responded the RFQ. This RFQ was issued to seek interest in the subject project that was currently in litigation.

Early 2013 the Sponsors settled litigation on the site and April 26, 2013 the Sponsors issued a Request for Proposals (RFP). Two new developers submitted proposals for the project.

The Sponsors in reviewing the two responses to the RFP and after speaking to developers that indicated an interest in the project has determined to reissue the RFP to include additional land to the subject project and time to submit proposals.

This decision was made in the interest of the redevelopment of the downtown area of Freeport by increasing pedestrian traffic, business opportunities and the local tax base.

Because of these two events the Sponsors have decided to issue this new RFP. Developers that submitted responses to the original RFQ and RFP will be sent this RFP for submission.

The Sponsors hereby requests proposals for the redevelopment of an area on the north side of Sunrise Highway between North Main Street (see attachment No. 2) and North Grove Street. The project would also include the road adjacent to the site on the north side known as Railroad Avenue, in the area known as Freeport Plaza West in the incorporated Village of Freeport.

The project area is located in a very walkable part of Freeport's downtown commercial area. As part of its planning and renewal process, the Sponsors have determined that the redevelopment area is blighted and suited for redevelopment in accordance with Article 15 of New York State General Municipal Law. An Urban Renewal Plan for the Freeport Plaza Urban Renewal Area was adopted by the Village Board May 4, 1992 and is available for review at the FCDA office and FCDA webpage at [freeportnycda.org](http://freeportnycda.org) under Freeport Plaza West Urban Renewal.

The area is also the center of redevelopment as versioned in the recent Community Development Agency adopted "Building a Better Freeport Master Plan" for the North Main Street Corridor and Station Area of Freeport (Copy of Plans available for review at the FCDA office).

### **Location**

The Incorporated Village of Freeport is situated on the south shore of Nassau County, Long Island and is located within the Town of Hempstead which is the largest populated Town in the United States, with a total population of approximately 730,000. Freeport's population of over 40,000 ranks it as the second most populous of Hempstead's incorporated villages and cities. Known as the boating and fishing capital of the east, Freeport contains 10.4 miles of canals and waterways and is one of the few remaining communities in the New York-New Jersey metropolitan area where small maritime industry can still locate. The Village is easily accessible from surrounding communities, with the major east-west transportation corridors of Sunrise Highway, Merrick Road, and the Southern State Parkway. North-south transportation is available by the Meadowbrook Parkway running along its easterly boundary which connects the new Nassau Hub project to the north and Jones Beach to the south. Additionally the MTA Long Island Rail Road (LIRR) provides transportation to New York City and Eastern Long Island. The subject site is located directly across from the LIRR station and busses to Jones Beach, providing heavily utilized summertime bus service from the LIRR station. Additionally bus

services run north-south on Main Street and east-west on Sunrise Highway.

### **Site Description**

The parcel is presently owned by the Sponsors, and known and designated as Freeport Plaza West.

The subject property is located on north side of Sunrise Highway between North Main Street (see attachment No. 2) and North Grove Street. It is bounded on the north by the northern side of Railroad Avenue, the south by northerly side of Sunrise Highway, on the east by North Main Street and on the west by North Grove Street in the Incorporated Village of Freeport, Town of Hempstead, and County of Nassau, New York. The subject property has approximately 900 feet of frontage on Sunrise Highway and approximately 400 feet of frontage on North Main Street. 500 feet on Railroad Avenue and 100 feet on North Grove Street. The site contains approximately 4 acres (see attachment No. 2) more or less of level land at street grade, with a 5 story vacant building on its western end. The property as shown on the Nassau County Tax map as Section 55 Block 289. (See attached lot list and area map). Excluded from the sale/lease is the clock and tree situated at the westernmost tip of the site and the land upon which said clock and tree are located, Section 55 Block Lot 28.

### **RFP Goals and Requirements**

The Sponsors have authorized the issuance of this RFP for prospective developers of the redevelopment area. The RFP is intended to seek proposals for the redevelopment of the site. The RFP requirements call for use, design and description of the redevelopment of the project area. The developer's relevant qualifications experience and offering price will be considered.

### **Planning and Redevelopment Process**

As part of an on-going planning and renewal process, the Sponsors have determined that the development area is blighted and suited for redevelopment in accordance with Article 15 of New York State General Municipal Law, as indicated in the adopted Urban Renewal Plan for the Freeport Plaza Urban Renewal Area adopted by the Village Board May 4, 1992. Additionally the subject property meets the objectives of the recently approved Master Plan for the North Main Street Corridor and Station Area with new vibrant, mixed use, increased tax revenues, employment opportunities, and improvement of the appearance of the downtown area, which will thereby strengthen the image of the Village (Plans available at the FCDA office).

This RFP will allow the Sponsors to seek out developers that could redevelop the subject parcel that will increase commercial walkable traffic in the downtown area, aid with the Transit Oriented Development, assist with tourist activities, and increase the local tax base. The sponsors will accept development proposals of structures that do not exceed 5 stories in height (above 5 stories are subject to approval).

Currently the property is zoned for commercial use; however the Sponsors will work with the developer in the rezoning process. Property closing is subject to all needed changes in zoning laws and building codes being approved.

The Sponsors will seek proposals that provide for "green" technology wherever possible, and should indicate what extent "green" technology would be integrated into the project. The applicant should indicate examples that provide for the use of solar power, water conservation, renewal energy, insulation, and LEED certified project.

The Sponsors intent is to sell the site to the applicant whose proposal most substantially meets the Sponsors objectives as listed below:

1. The applicant is found to be qualified to carry out the development of the site.

2. The proposal submitted fully complies with all of the terms, conditions and requirements of the issued Request for Proposals.
3. The proposal use for the site complies with the goals of the sponsor
4. The offering price.

The Sponsor will work with the selected developer, working with the local Industrial Development Agencies with sale tax, and local real estate taxes.

### **1. Submission Requirements for this RFQ**

Applicants are required to submit 10 (ten) sealed proposals on or before **4:00 PM Monday January 6, 2014** at the Freeport Community Development Agency Office located at 11 Richmond Street. Freeport, NY 11520. On **Tuesday January 7, 2014** all proposals will be opened and inventoried.

A good faith deposit in the amount of **\$10,000.00** must accompany each Proposal. The Good Faith Deposit may be in the form of a Certified or Cashier's check drawn to the order of the Freeport Community Development Agency. An additional deposit equal to ten percent (10%) of the purchase price shall be made by the successful bidder upon the approval of all site plans, and zoning approvals.

Said good faith deposit shall be held in escrow by the Sponsors pending either (1) selection of a developer, or (2) rejection of the applicant's proposal. But in no case longer than 120 days from the proposal submission deadline.

The developer is required to submit all site plan (zoning) matters 120 days after the award of the contract. The developer is further responsible for the immediate submission of the approved site plans to the Freeport Building Department. Site work, and/or building construction must start within one hundred and twenty days (120) days of the issuance of building permit issued by the Freeport Building Department.

In the event these schedules are not adhered to, the Sponsors are not obligated to return the good faith deposit upon documented proof of accepted delay. Additionally in the event of delays in the site approval and or issuance of the building permit, both parties can sit to discuss the possibility of extending deadlines.

### **Form of Proposal**

All proposals must adhere to the following form:

- a. Price offer of the developer
- b. Narrative
  - i. Description of proposed development, uses ie. downtown transit oriented, residential, commercial, mixed use, building height, parking, site improvements, square footage each use, status of existing structures.
- c. Development team
  - i. The name(s) and qualifications of the developer, members of the project team, any consultants, and the role of each in the approval, design, and development, process.
  - ii. Local experience projects within the Village of Freeport, Nassau County, or the Town of Hempstead.
  - iii. Statement indicating if any member of the project team (including any related entity or person) or any principal(s) of the project team or its related entities are involved in any litigation that would have a material adverse

effect on the proposed project. Please describe the nature and details of such litigation.

- d. Relevant example of work by the developer and or team
  - i. Project(s) location
  - ii. Project contact person above projects
  - iii. Project uses
  - iv. Size, square feet, number of floors, number of parking spaces
  - v. Project current status
  - iv. Schedule
- e. Development drawings
  - i. Area Site Plan
  - ii. Land use
  - iii. Building Design
- f. Financing
  - i. Demonstrate access to funds necessary for the acquisition and development of subject property.
  - ii. Project budget; including, land, demolition, site preparation, development costs, soft costs, contingencies.
  - iii. Disclosure by the developer of whether they are developing for a fee with the intent of conveying the finished project to a third party owner.
  - iv. Potential or intended tenants and or buyers. (letters of intent, if possible)
  - v. Evidence of financing demonstrating the financial ability of the developer to purchase the property and complete the proposed development.
- g. Timetable,
  - i. Development
  - ii. Construction
  - iii. Completion
  - iv. Occupation

## **2. Special Conditions New York Empire State Development Corporation (NYESDC) Restore I & II**

In 2006 and 2007 the Sponsors submitted grant applications to the New York Empire State Development Corporation (NYESDC) for the redevelopment of the subject parcel as part of its RESTORE NY I and II programs. The grants were for the restoration of the subject parcel, as part of the Sponsors rehabilitation of downtown Freeport.

However, due to the deteriorating condition of the existing bank building, the Sponsors will entertain proposals that will not consider the restoration of the existing bank building, which is called for in the grants. It should be noted that the submissions that do not consider restoration of the bank building would have to be reviewed by the NY State Historic Preservation Office for grant approval.

The \$3,169,900 in grants for the project is subject to the approval of the NYESDC. Once a developer is selected as part of this RFP process it will be discussed with NYESDC, for consideration of possible grant approval for the project. However it should be strongly noted that applicants are not to contact NYESDC.

Although the grant was approved for the restoration of the bank building, the Sponsors will seek grant approval from the NYESDC for the applicant selected by this RFP that incorporates deconstruction and reconstruction, of buildings for the subject site, as described in the grant guidelines Exhibit D-Definitions, (See below). It should be noted that the Sponsors will discuss all submitted

requests with NYESDC for possible grant approval. However, submission of a proposal does not guarantee an award of Restore NY Grant. If an application proposes the redevelopment, deconstruction, reconstruction, or rehabilitation of the bank building and the grant funds are not awarded the approved developer has the right to withdraw its proposal at no penalty.

- a. **“deconstruction”** “shall mean the careful disassembly of buildings of architectural or historic significance with the intent to rehabilitate or reconstruct the building or salvage the material disassembled from the building for reuse.”
- b. **“reconstruction”** “shall mean the construction of a new building, which is similar in architectural style, size and purpose to a previously existing building at such location, provided however, to the extent that such reconstruction is architecturally consistent with nearby and adjacent properties or in a manner consistent with a local revitalization or urban development plan.”
- c. **“rehabilitation”** “Shall mean the structural repairs, mechanical system repair or replacement, repairs related to deferred maintenance, emergency repairs, energy efficiency upgrades, accessibility improvements, mitigation of lead-based paint hazards, and other repairs which result in a significant improvement to the property, provided however, to the extent possible, such rehabilitation shall be architecturally consistent with nearby and adjacent properties or in a manner consistent with a local revitalization or urban development Plan.”

## 2. Evaluation Criteria

a. Use of project site:		<b>85</b>
i. Commercial;	10	
ii. Mixed Use;	10	
iii. Retail Transit Development	20	
iv. Transit Oriented Development (Convention Center/Hotel)	45	
b. Price offer of the developer:		<b>30</b>
c. Timetable:		<b>20</b>
d. Compliance with North Main Street Master Plan;		
e. Developers:		<b>60</b>
i. Background;	20	
ii. Past performance;	20	
iii. Similar developments;	20	
f. Overall qualifications and experience:		<b>20</b>
g. Ability to obtain sufficient capita:		<b>35</b>
i. Access to financing;	15	
ii. Project budget;	15	
iii. Potential tenants;	5	
g. Development approach:		<b>30</b>
i. Appropriateness to the development area;	10	
ii. Project marketability;	10	
iii. Commitment to smart growth;	10	
h. Utilization of minority/woman-owned business enterprises (M/WBE):		<b>10</b>
i. Utilization of “green” technology		<b>10</b>
<b>TOTAL</b>		<b>300</b>

In addition to the information contained within the RFP submission, the prospective developers may be evaluated during the interviews and/or presentations, as well as through any additional information gathered by the Sponsors regarding qualifications, reputation, and past performance.

### **3. Pre Proposal Conference**

The Sponsors will hold a pre-proposal conference on **Friday, November 8, 2013 @ 10am** at the Freeport Village Hall main conference room located at 46 North Ocean Ave Freeport New York 11520. All proposed developers are encouraged to attend. An RSVP is required no later than **Friday, November 1, 2013**. At the meeting the Sponsors will brief all prospective developers on the project, the site, and the goals of the RFP.

### **4. Issue date of RFP**

- a. The RFP will be publicly advertised in the real estate sections of Newsday and local newspapers. The RFP shall be available beginning **Thursday, October 17, 2013**

### **5. Question and Contact with Village Staff**

- a. The Sponsors are committed to providing all prospective developers/project teams with accurate and consistent information in order to ensure that no developer obtains an undue competitive advantage. To this end, written questions will be accepted by mail, email, or fax delivered no later than two (2) weeks after the pre-proposal conference.

**All inquiries regarding this RFQ should be address to:**

**Annette Wright**

**Coordinator**

**Freeport Community Development Agency**

**11 Richmond Ave**

**Freeport, NY 11520**

**516-442-4844**

The Sponsors reserves the right to disqualify any proposer who contacts a Village or Agency official, employee, or agent concerning this RFP, other than as permitted by this RFP.

### **6. Closing Date for Submission**

- a. Ten (10) copies of this RFP submission must be delivered, to the Sponsor by **4:00 pm on Monday, January 6, 2014** at its office 11 Richmond Street, (at south end of Nautical Mile), Freeport New York, 11520.

### **Right reserved by the Sponsors**

The Village of Freeport and the Freeport Community Development Agency also reserves the right to request additional information from the prospective developer(s) and/or project team, if necessary, to clarify information contained in an RFP submission.

In addition, the Sponsors have the right the cancel the RFP at any point of the process.

**EEO**

The Village of Freeport and the Freeport Community Development Agency are Equal Employment Opportunity (EEO) organization that does not discriminate on the basis of race, religion, color, sex, age, marital status, national origin, or the presence of any sensory, mental, or physical disability in consideration of a contract award.

**M/BWE**

The Sponsors affirmative action program encourages the utilization of minority/woman-owned business enterprises (M/WBE).

**Expenses incurred by the developer**

Neither of the Sponsors shall be responsible for cost incurred by any prospective developer(s) and/or project team(s) in preparing and submitting an RFQ submission or requested supplemental information in response to review of the RFQ submission material.



## **Process Summary**

**The following is an anticipated chronology for the evaluation and selection of the developers to submit proposals for the development of the Freeport Plaza West Development Area.**

1. This RFP will be sent to developers who have submitted responses to the prior RFQ (February 4, 2013), and RFP (April 26, 2013), it will be publicly advertised in the legal notice/real estate sections of Newsday. The RFP shall be available beginning on **Thursday, October 17, 2013.**
2. The Sponsors will respond within two weeks following the required pre-proposal conference to all questions raised during the conference.
3. Complete RFP submissions must be delivered, either by hand or mail, to the Sponsors at 11 Richmond Street, Freeport, NY 11520 no later than **4:00 pm on Monday, January 6, 2014.**
4. While reviewing all RFP submissions, the Sponsors may request interviews, presentations, or additional information from prospective developers and/or project teams.
5. After reviewing all RFP submissions, the Sponsors will select a development team or developer. This shall occur within approximately 120 days of the RFP submission deadline.

## **Schedule:**

- |                                       |   |
|---------------------------------------|---|
| 1. Advertise proposal (1-1/2 months)  | <b><u>Thursday, October 17, 2013</u></b>      |
| 2. RSVP Pre Proposal Conference       | <b><u>Friday, November 1, 2013</u></b>        |
| 3 Pre-Proposal Conference             | <b><u>Friday, November 8, 2013 @ 10am</u></b> |
| 4. Proposal Due                       | <b><u>Monday, January 6, 2014 by 4pm</u></b>  |
| 5. Proposals opened and inventoried   | <b><u>Tuesday, January 7, 2014</u></b>        |
| 5. Selection approximately (2 months) |   |

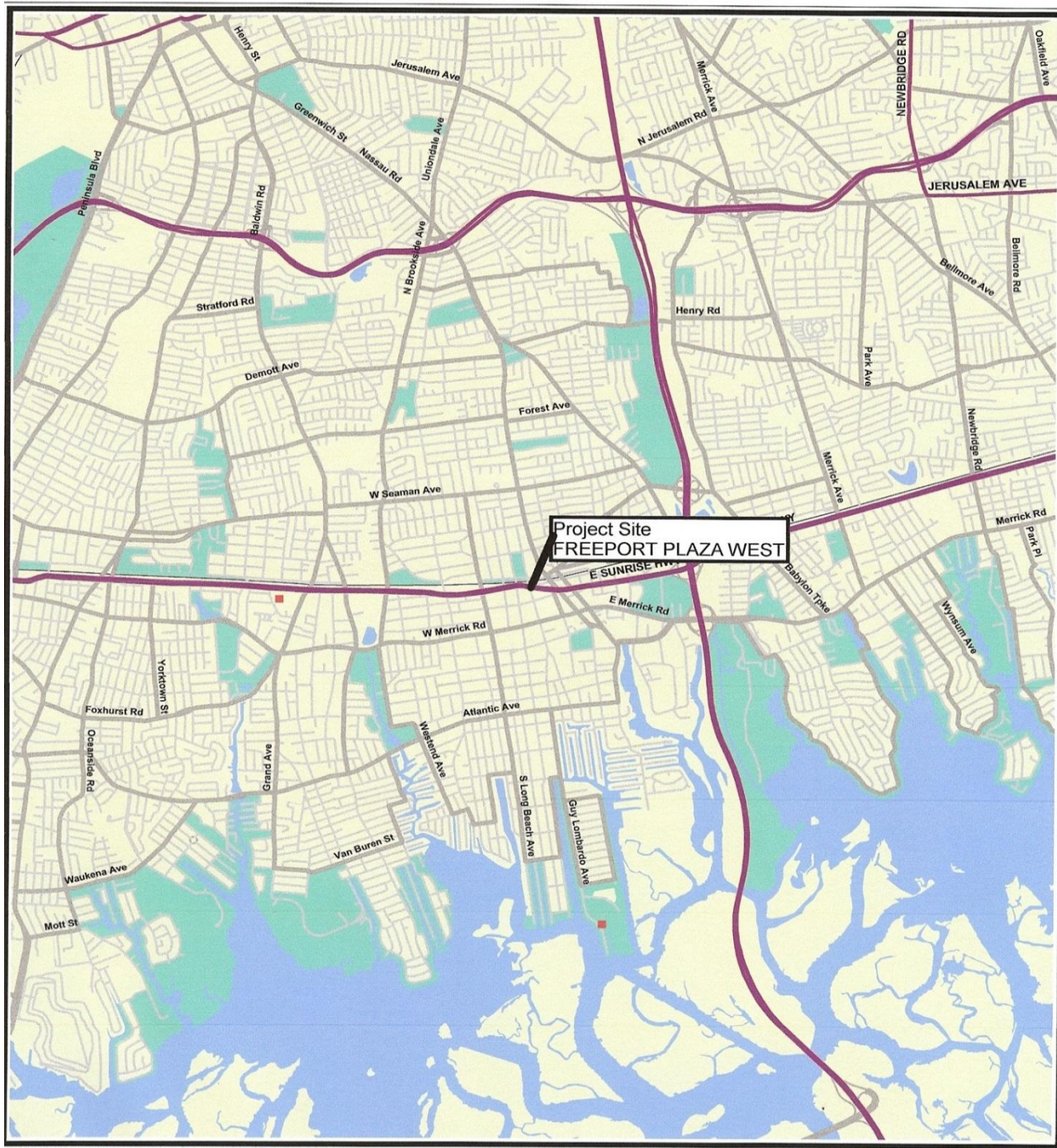
Available for review or copies at the Community Development Office:

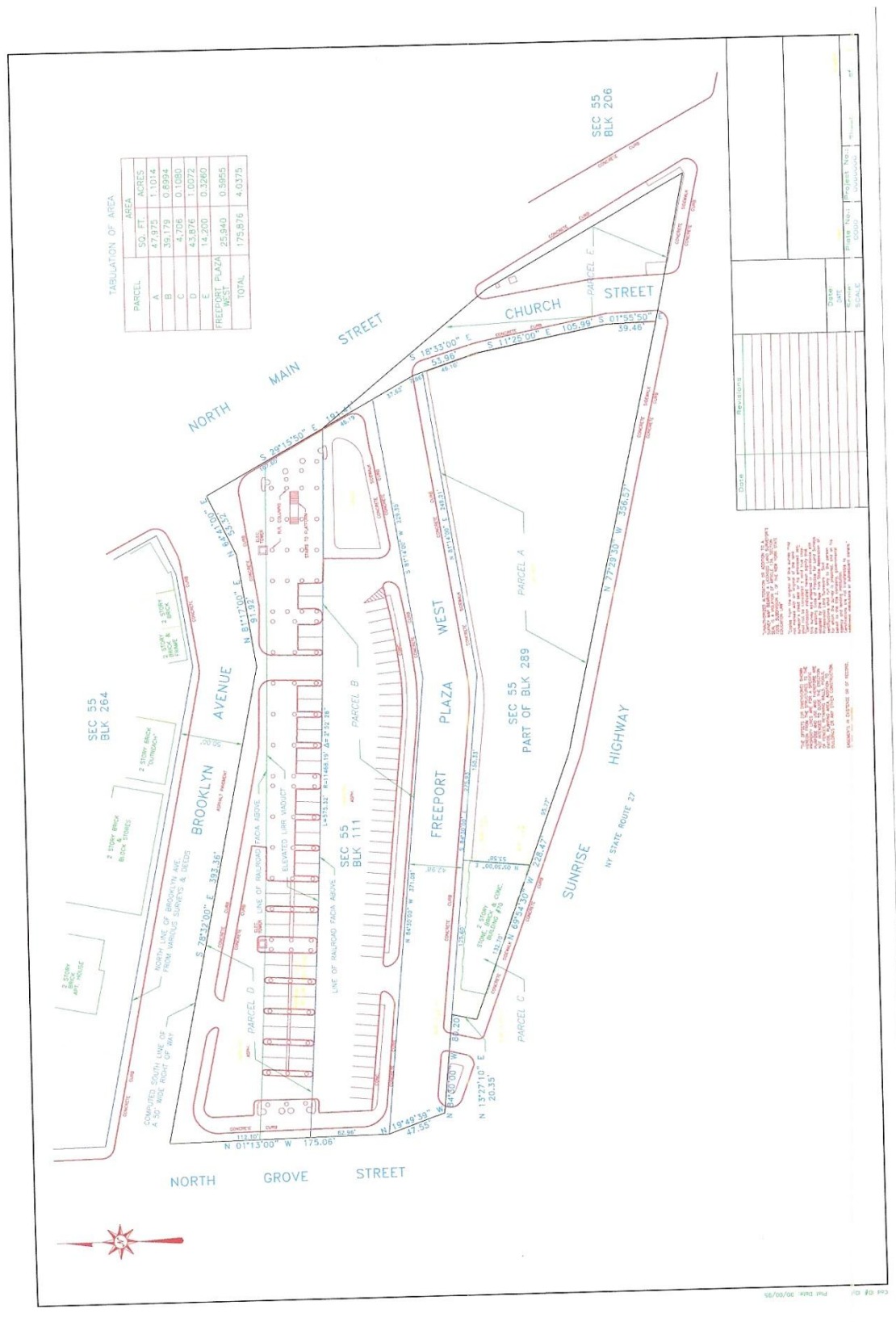
1. Master Plan for the North Main Street Corridor and Station Area
2. Urban Renewal Plan May 1992
3. Environmental Assessment March 1991
4. Site Plan

# EXHIBITS

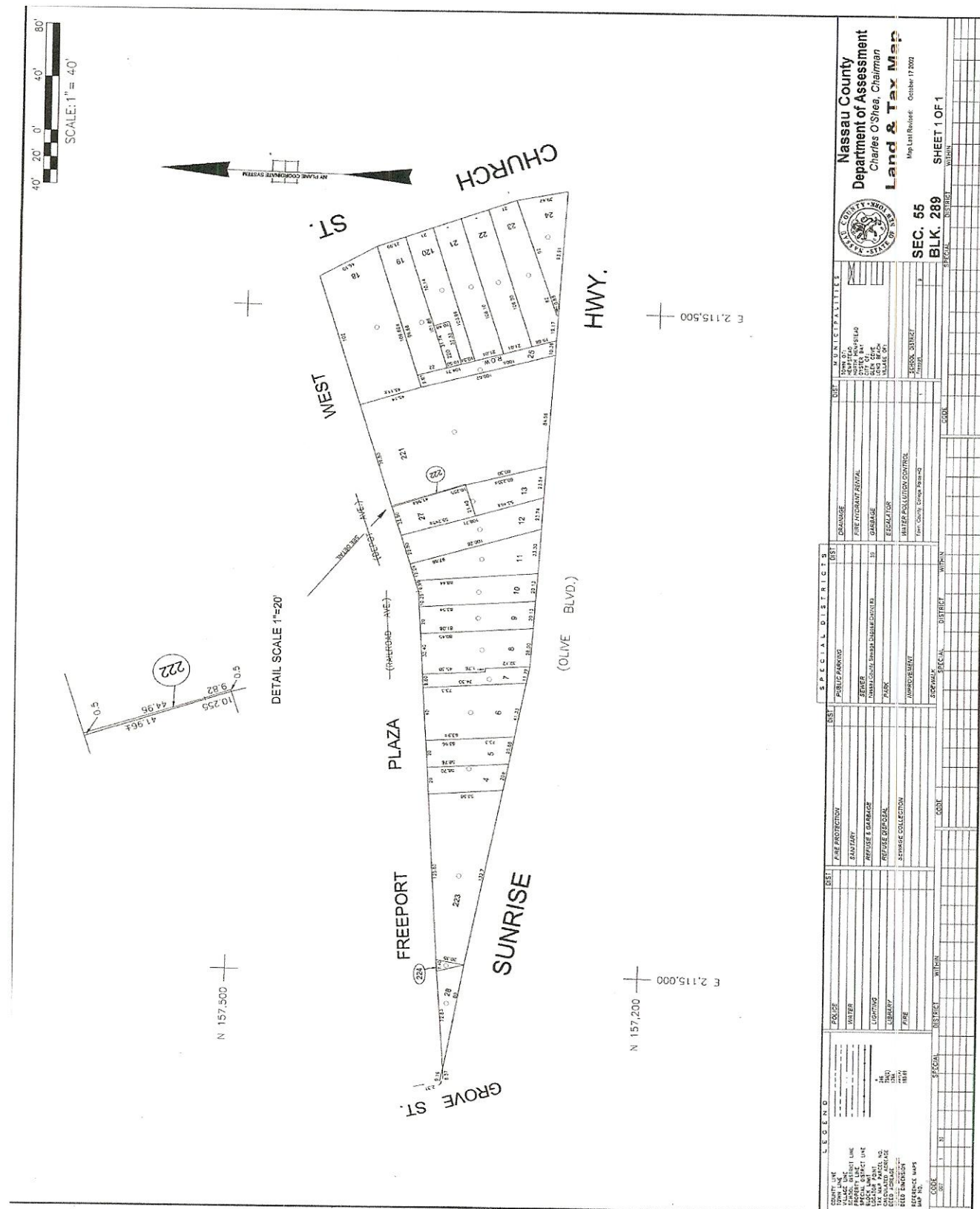
1. Project Location Map
2. Site Plan
3. County Tax Map Sec 55 Blk. 289
4. County Tax Map Sec 55 Blk. 111
5. County Tax Map Sec 55 Blk. 408
6. Tax Aerial Sec 55 Blk. 289
7. Tax Aerial Sec 55 Blk. 111
8. Tax Aerial Sec 55 Blk. 408
9. List Section, Block, Lots, Project Area
10. Aerial Photograph
11. Historical Photograph
12. Current Photograph vacant

## Freeport Plaza West

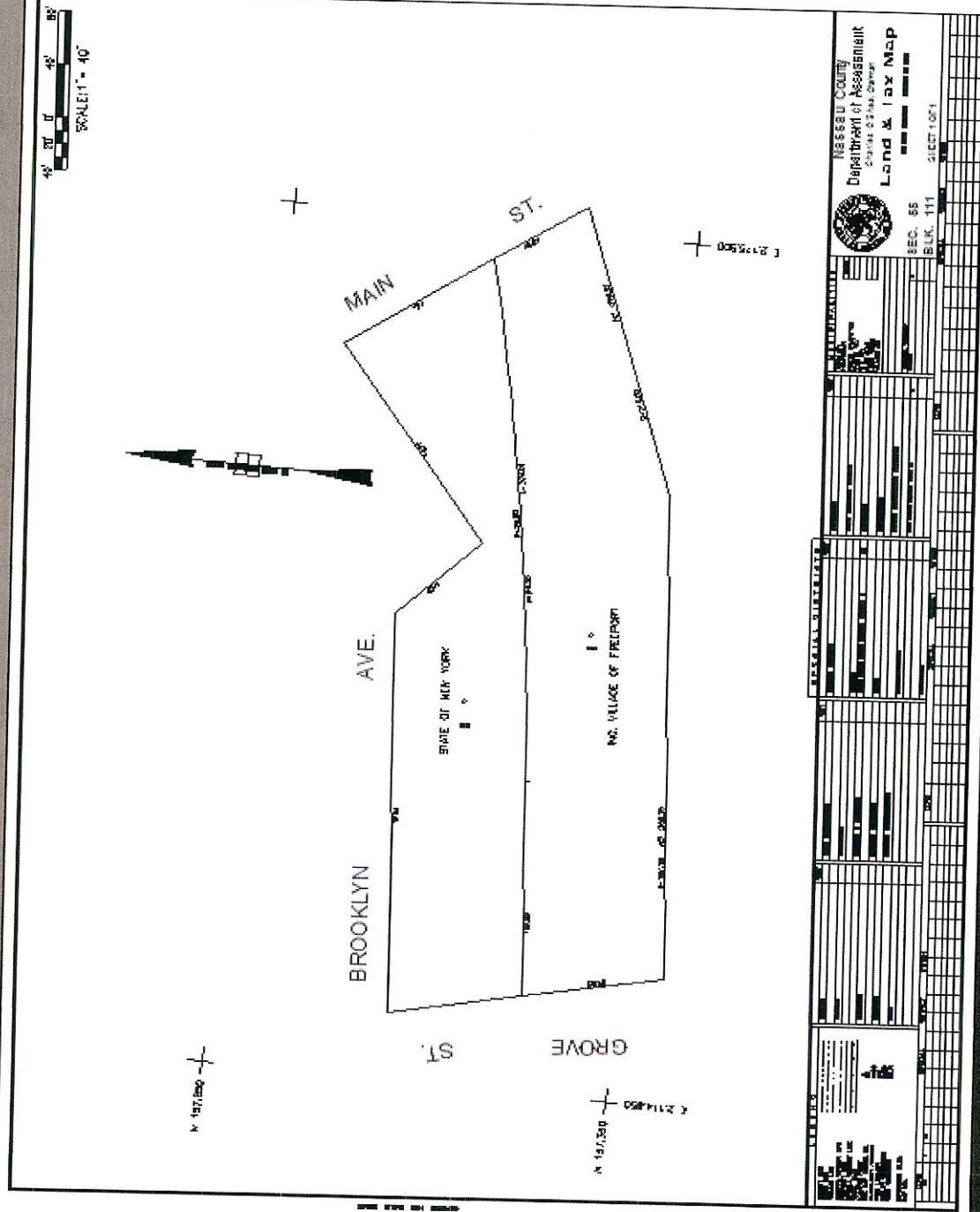






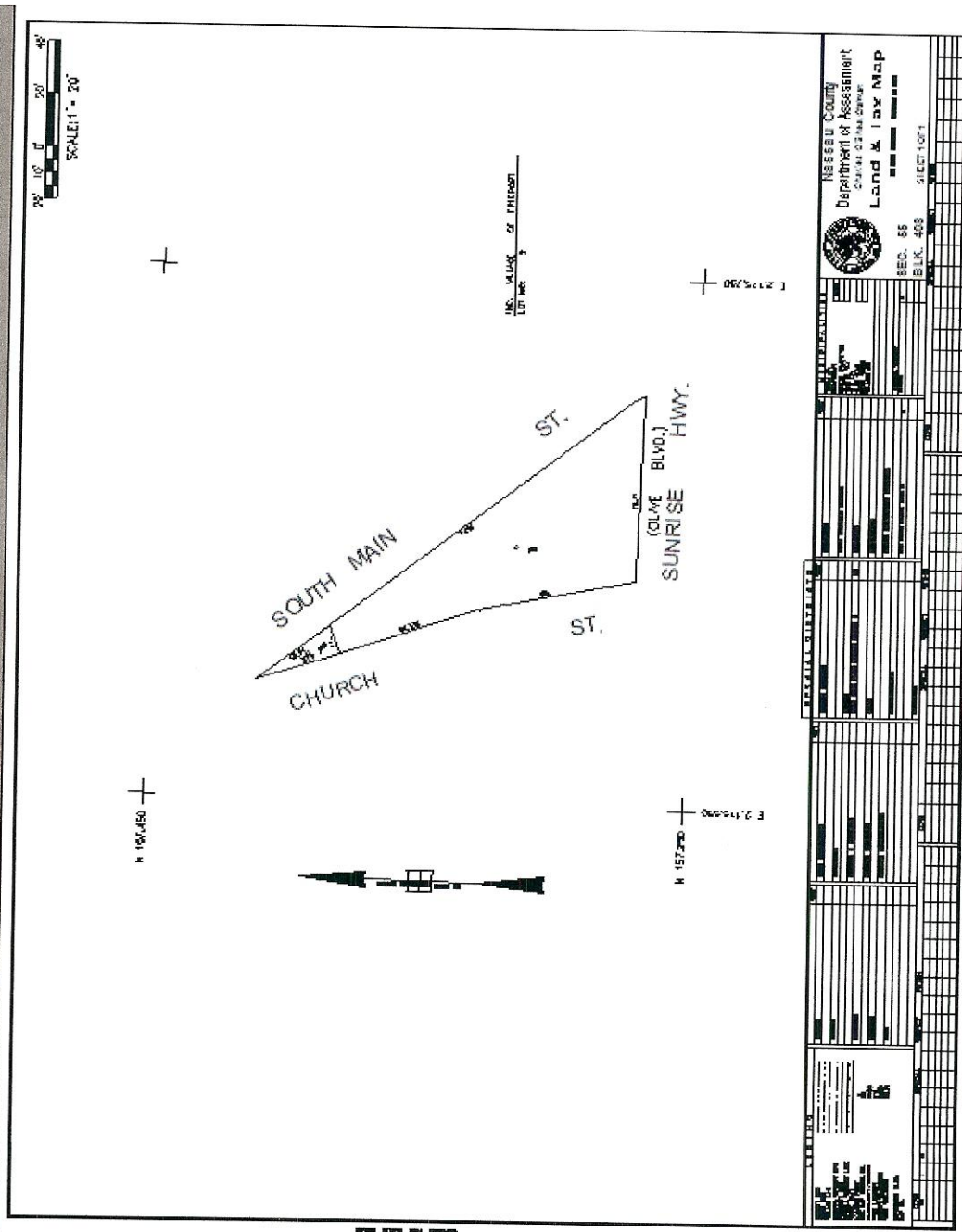


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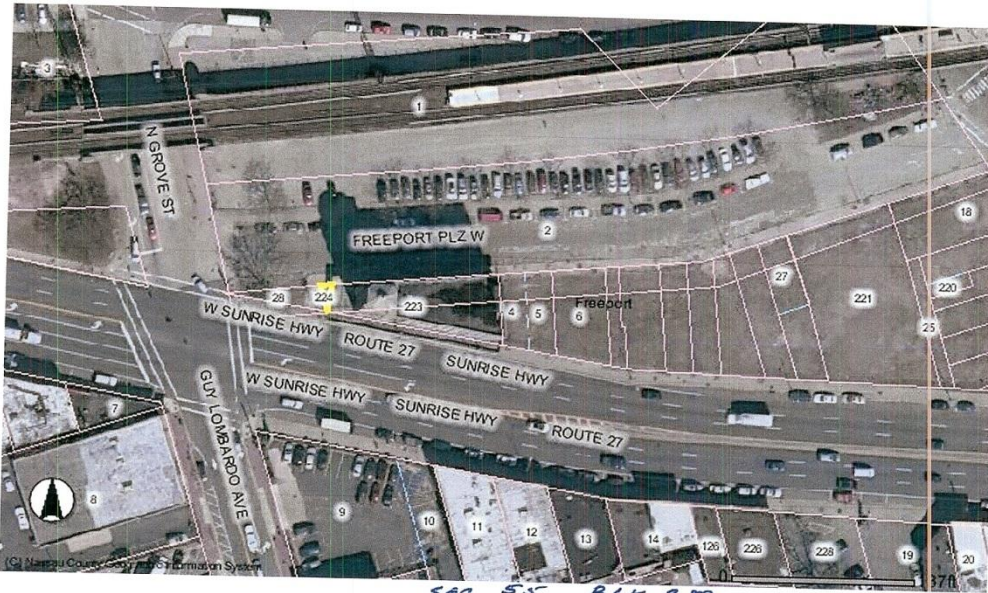
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7.



8.





<b>Section</b>	<b>Block</b>	<b>Lot</b>	<b>Street</b>
55	289	4	Freeport Plaza
55	289	5	Freeport Plaza
55	289	6	Freeport Plaza
55	289	7	Freeport Plaza
55	289	8	Freeport Plaza
55	289	9	Freeport Plaza
55	289	10	Freeport Plaza
55	289	11	Sunrise Hwy
55	289	12	Freeport Plaza
55	289	13	Freeport Plaza
55	289	18	Freeport Plaza
55	289	19	Freeport Plaza
55	289	21	Church St
55	289	22	Church St
55	289	23	Church St
55	289	24	Church St
55	289	25	Sunrise Hwy
55	289	28	Not Included
55	289	120	Church St
55	289	220	Church St
55	289	221	Sunrise Hwy
55	289	222	Sunrise Hwy
55	289	223	Sunrise Hwy
55	289	224	Sunrise Hwy
55	408	1	South Main
55	111	2	Freeport Plaza

10



11.



12



**“REQUEST FOR PROPOSALS 2013 (2)”**

**ISSUANCE OF A REQUEST FOR PROPOSALS (RFP)**  
**by**  
**THE INCORPORATED VILLAGE OF FREEPORT**  
**and**  
**THE FREEPORT COMMUNITY DEVELOPMENT AGENCY**  
**for the**  
**REDEVELOPMENT OF FREEPORT PLAZA WEST**

PLEASE TAKE NOTICE The Village of Freeport and the Freeport Community Development Agency (here after known as the Sponsors) requests proposals for the development of an area on the north side of Sunrise Highway the intersection Grove Street in the Incorporated Village of Freeport. As part of this planning and renewal process, the Sponsors determined that the subject property is suitable for expanded mixed-use commercial and workforce housing development.

As part of an on-going planning and renewal process, the Sponsors are determined that the development area is suited for redevelopment. Additionally the subject property meets the objectives of the recently approved Master Plan for the North Main Street Corridor and Station Area with new vibrant, mixed use center commercial use that, increase tax revenues, provide jobs, and improve the appearance of the area, which will thereby strengthen the image of the Village.

PLEASE TAKE NOTICE that the RFP will be available on **Thursday, October 17, 2013** and there will be a pre-proposal conference on **Friday, November 8, 2013 @ 10am** at the Freeport Village Hall main meeting room 46 North Ocean Ave Freeport. An RSVP is required no later than **Friday, November 1, 2013**.

PLEASE TAKE FURTHER NOTICE the completed RFP submission will be due no later than **4pm on Monday January 6, 2014**.

PLEASE TAKE FURTHER NOTICE that the RFP package containing guideline and instructions is available starting **Thursday, October 17, 2013** the Freeport Community Development Agency office, located at 11 Richmond St. Freeport NY.

If further information is needed contact Annette Wright Coordinator, Freeport Community Development Agency at 516-442-4844.